079.A	0003	0051.2	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	745,900 / 745,900
					USE VALUE:	745,900 / 745,900
					ASSESSED:	745,900 / 745,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	51 BRATTLE STREET LLC
Owner 2:	
Owner 3:	
Street 1:	49 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RILEY ROBERT J TRUSTEE -
Owner 2:	RILEY TRUST FOR REAL ESTATE -
Street 1:	49 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1954, having primarily Conc. Block Exterior and 2647 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o	R1	SINGLE FAML	100	Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
343	0.000	745,900			745,900
Total Card	0.000	745,900			745,900
Total Parcel	0.000	745,900			745,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 281.79 /Parcel: 281.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 079.A-0003-0051.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	343	FV	745,900	0	.		745,900		Year end	12/23/2021
2021	343	FV	735,000	0	.		735,000		Year End Roll	12/10/2020
2020	343	FV	707,800	0	.		707,800	707,800	Year End Roll	12/18/2019
2019	343	FV	646,000	0	.		646,000	646,000	Year End Roll	1/3/2019
2018	343	FV	391,600	0	.		391,600	391,600	Year End Roll	12/20/2017
2017	343	FV	370,600	0	.		370,600	370,600	Year End Roll	1/3/2017
2016	343	FV	370,600	0	.		370,600	370,600	Year End	1/4/2016
2015	343	FV	349,500	0	.		349,500	349,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RILEY ROBERT J	63110-296		12/24/2013		380,000	No	No		
RILEY ROBERT J	48946-571		2/2/2007			No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/3/2016	128	Heat App	7,000		2/3/2016			Heat and AC.
2/2/2016	119	Manual	35,585		2/2/2016			Frame interior wal
12/3/2008	1469	Manual	3,000	C				install wood pelle
10/4/2007	901	Dormers	78,000	C		G9	GR FY09	PORTION ASSESS W/

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	CC	Chris C
3/10/2009	Measured	197	PATRIOT
2/7/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	CC													G9			

Patriot Properties Inc.

User Acct	290549
GIS Ref	
GIS Ref	
Insp Date	11/29/18

!15549!

PRINT

Date	Time
12/30/21	20:57:00

LAST REV

Date	Time
04/30/19	14:43:12
apro	
15549	

PAT ACCT.

USER DEFINED

Prior Id # 1:	49218
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	343	Condo-Comm	Prime NB Desc	COM/IND COND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	63 - Condo Office		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	5 - Minimul	50	%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	1.17778611
Const Adj.:	0.94778073
Adj $ / SQ:	279.071
Other Features:	17500
Grade Factor:	1.00
NBHD Inf:	1.37000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1035994
Depreciation:	290078
Depreciated Total:	745916

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	382.33
Special Features:	0	Val/Su Net:	281.79
Final Total:	745900	Val/Su SzAd	281.79

SKETCH

UnSketched SubAreas:
GLA: 2647,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,647	279.070	738,700

Net Sketched Area:	2,647			Total:	738,700
Size Ad	2647	Gross Area	2647	FinArea	2647

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

079.A-0003-0051.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc